

**SHREVEPORT METROPOLITAN PLANNING COMMISSION
SUMMARY MINUTES OF THE PUBLIC HEARING
FEBRUARY 3, 2016**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission was held on Wednesday, February 3, 2016 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met for lunch prior to the public hearing.

Members Present

Alan Young, Chair
Ronnie Remedies, Vice Chair
Nancy Cooper, Secretary
Dale Colvin
Winzer Andrews
Dr. Phillip Pennywell, Jr
Bessie Smith
Lea Desmarteau
Mike Newman

Staff Present

Mark Sweeney, Executive Director
Sandi Austin, Administrative Assistant
Diane Tullos, Office Administrator
Ebony Mapp, Planner 2
Alan Clarke, Zoning Administrator
Stephen Jean, Deputy Director

Members Absent

None

The hearing was opened with prayer by **MR. ANDREWS**. The Pledge of Allegiance was led by **MR. REMEDIES**.

The meeting was called to order & the procedure in hearing the applications on today's agenda was explained. Speakers should speak clearly into the microphone & give their name & mailing address for further reference. Comments on any item not on the agenda will be limited to 3 minutes at the end of our public hearing.

All decisions rendered by the Metropolitan Planning Commission are subject to appeal to the appropriate governing body, either the City Council or the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Metropolitan Planning Commission.

A motion was made by MR. ANDREWS , seconded by MS. DESMARTEAU to approve the minutes of the January 6, 2016 public hearing as submitted.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, COLVIN, REMEDIES, YOUNG, NEWMAN, & DR PENNYWELL, & Mses. DESMARTEAU, COOPER, & SMITH. Nays: None. Absent: None.

The following Consent Agenda items have been thoroughly reviewed by staff & can be approved as a group under one motion & one vote by the Board Members. The approval includes all stipulations as outlined in the Staff Recommendations for each respective case. Each Commissioner has the right to remove any item off the Consent Agenda for separate consideration if they wish further deliberation on a particular matter. Consent Agenda items do not require a public hearing, however the Chair will offer an opportunity for comments on a particular item prior to deliberation if a citizen requests so by filling out the appropriate Comment Slip located on the table at the front of the Chamber.

CONSENT AGENDA

Public Comments Provided Upon Request For The Following Items:

CASE NO. C-7-16: SITE PLAN

THE FULLER CENTER FOR HOUSING OF NWLA
4221 Linwood (East side of Linwood between Doris & Earl Streets)
B-2
Site Plan Approval – Surplus Retail Store / Office Building with an Accessory Storage Building

A motion was made by MR. ANDREWS, seconded by MRS. SMITH to approve this application as submitted.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, COLVIN, REMEDIES, YOUNG, NEWMAN, & DR PENNYWELL, & Mses. DESMARTEAU, COOPER, & SMITH. Nays: None. Absent: None.

CASE NO. C-10-16: SITE PLAN

TOTAL YARD CARE INC
6550 St Vincent (West side of St Vincent Ave approx. 567' south of West 63rd Street)
I-2
Site Plan Approval – Warehouse / Office Building for Landscape Business

A motion was made by MR. ANDREWS, seconded by MRS. SMITH to approve this application subject to the stipulation that the applicant submit a revised site plan showing all parking & driveways being hard surfaced for the Executive Director's review & approval prior to the issuance of any permits.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, COLVIN, REMEDIES, YOUNG, NEWMAN, & DR PENNYWELL, & Meses. DESMARTEAU, COOPER, & SMITH. Nays: None. Absent: None.

CASE NO. C-13-16: SITE PLAN

BEARING SERVICE PROPERTIES LLC

721 Louisiana Ave (NE corner of LA Ave & Cotton Street)

B-4

Site Plan Approval – Bar / Lounge with Indoor Amusements & Food Truck Court

A motion was made by MR. ANDREWS, seconded by MRS. SMITH to approve this application subject to compliance with the following stipulations:

1. Submittal of a re-plat of the property into one lot for administrative review & approval of the Executive Director
2. ZBA approval of the alcohol & indoor commercial amusement device request prior to the issuance of any permits or licenses.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, COLVIN, REMEDIES, YOUNG, NEWMAN, & DR PENNYWELL, & Meses. DESMARTEAU, COOPER, & SMITH. Nays: None. Absent: None.

CASE NO. SC-4-16: PRELIMINARY & FINAL PLAT

MOHR & ASSOC

OK Realty LLC

1100 blk E Bert Kouns (South side of Bert Kouns approximately 75' east of Union Pacific RR)

B-3

2-Lot Commercial Subdivision - Sugarland Subdivision Unit 13

A motion was made by MR. ANDREWS, seconded by MRS. SMITH to approve this application as submitted.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, COLVIN, REMEDIES, YOUNG, NEWMAN, & DR PENNYWELL, & Meses. DESMARTEAU, COOPER, & SMITH. Nays: None. Absent: None.

CASE NO. SC-5-16: PRELIMINARY & FINAL PLAT

MOHR & ASSOC

Total Yard Care Inc

6550 St Vincent Ave (West side of St Vincent Avenue approximately 190' south of W 63rd Street)

I-2

3-Lot Commercial Subdivision - Total Yard Care Commercial Subdivision

A motion was made by MR. ANDREWS, seconded by MRS. SMITH to approve this application as submitted.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, COLVIN, REMEDIES, YOUNG, NEWMAN, & DR PENNYWELL, & Meses. DESMARTEAU, COOPER, & SMITH. Nays: None. Absent: None.

CASE NO. SP-3-16: PRELIMINARY & FINAL PLAT (MINOR)

WEST PARK LLC

7144 West Park Drive (Approximately 570' south of West 70th Street)

I-2(SPI-2)

2-Lot Industrial Subdivision – Bird Industrial Park

A motion was made by MR. ANDREWS, seconded by MRS. SMITH to approve this application as submitted.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, COLVIN, REMEDIES, YOUNG, NEWMAN, & DR PENNYWELL, & Meses. DESMARTEAU, COOPER, & SMITH. Nays: None. Absent: None.

END OF CONSENT AGENDA

PUBLIC HEARINGS

CASE NO. C-108-15: ZONING REQUEST & SITE PLAN

CMH HOLDINGS

The Whited Co

1700 blk Spring Street Service Road (East side of Spring Street Service Road, 112' north of Youree Drive)

B-3 to I-1 with Site Plan Approval

Communications Networking Facility with Outside Storage

Representative &/or support:

Mr. Bill Gary, Architect (6440 Hwy 1, Shreveport, LA) No slip filled out

There was no opposition present.

A motion was made by MR. REMEDIES, seconded by MR. COLVIN to recommend that the City Council approve this application subject to compliance with the following stipulations:

1. The tract of land shall be platted into a legal lot of record.
2. A revised site plan shall be submitted to the Executive Director indicating a hard surfaced driveway in front of the garbage dumpster or relocation of the dumpster to an appropriate area where hard surfaced paving is provided. The revised site plan & recorded plat shall be provided prior to the issuance of any permits.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, COLVIN, REMEDIES, YOUNG, NEWMAN, & DR PENNYWELL, & Meses. DESMARTEAU, COOPER, & SMITH. Nays: None. Absent: None.

CASE NO. CA-1-16: CLOSURE & ABANDONMENT

MT CANANN BAPTIST CHURCH

City of Shreveport

1600 blk Clay Street (Between Clay & Alson Streets)

R-3

Closure & Abandonment of 20' Alley & a Portion of a 10' Alley

Representative &/or support:

Mr. William Talton, City Engineer's Office (505 Travis Street, Shreveport, LA 71101)

Mr. Wallace Baptiste (Mt Canaan Baptist Church) No slip filled out

There was no opposition present.

A motion was made by MS. DESMARTEAU, seconded by MRS. SMITH to approve this application as submitted.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, COLVIN, REMEDIES, YOUNG, NEWMAN, & DR PENNYWELL, & Meses. DESMARTEAU, COOPER, & SMITH. Nays: None. Absent: None.

CASE NO. CA-2-16: CLOSURE & ABANDONMENT

RALEY & ASSOC

City of Shreveport

Undeveloped SW portion (approx. 825') of Sand Beach Blvd

B-1 & B-3

Closure & Abandonment of Undeveloped Portion of Sand Beach Blvd

Representative &/or support:

Mr. William Talton, City Engineer's Office (505 Travis Street, Shreveport, LA 71101)

There was no opposition present.

A motion was made by MRS. SMITH, seconded by MS. DESMARTEAU to approve this application subject to the City of Shreveport retaining permanent utility servitudes over the entire area of the closure.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, COLVIN, REMEDIES, YOUNG, NEWMAN, & DR PENNYWELL, & Meses. DESMARTEAU, COOPER, & SMITH. Nays: None. Absent: None.

CASE NO. SC-2-16: FINAL PLAT

TRAVIS STURDIVANT
North Red River Land Co
SW end of Sandman
R-1D
10-Lot Single Family Residential Subdivision - Elkins Subdivision Unit 3

Representative &/or support:

Mr. Ryan Estess, Raley & Assoc (4913 Shed Road, Bossier City, LA 71111)

There was no opposition present.

A motion was made by MR. REMEDIES, seconded by MRS. SMITH to approve this application as submitted.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, COLVIN, REMEDIES, YOUNG, NEWMAN, & DR PENNYWELL, & Mses. DESMARTEAU, COOPER, & SMITH. Nays: None. Absent: None.

CASE NO. C-2-16: ZONING REQUEST, SITE PLAN & PLANNED BUILDING GROUP

SARA McCANN
Dick & Sally Grieder
9480/9488 Forbing Road (NW corner of Forbing & East Flournoy Lucas Road)
R-1D to B-2 with Site Plan & Planned Building Group Approval
Restaurant, Retail Furniture Store & Office Building

Representative &/or support:

Mrs. Sara McCann, Architect (207 Wellman Trace, Bossier City, LA 71112) No slip filled out

There was no opposition present.

A motion was made by MS. DESMARTEAU, seconded by MRS. SMITH to recommend that the City Council approve this application subject to compliance with the following stipulations:

1. A waiver in the solid screening fence is hereby granted until such time as the adjoining residentially zoned properties located on the north & west sides of this site are developed as residential uses.
2. ZBA approval is granted for the drive-thru & outdoor patio dining area, as well as the 22 parking space variance request. All of the above stipulations shall be complied with prior to the issuance of any permits.

The motion was adopted by the following 8-1 vote: Ayes: Messrs. ANDREWS, COLVIN, REMEDIES, YOUNG, & DR PENNYWELL, & Mses. DESMARTEAU, COOPER, & SMITH. Nays: Mr. NEWMAN. Absent: None.

CASE NO. C-5-16: ZONING REQUEST & SITE PLAN

QUINTON STREET APARTMENTS
Dexter Burnom
3907 Hearne Ave (NE corner of Hearne & Quinton Street, 43' east of Hearne Ave)
B-2 to R-2 with Site Plan Approval
2-Unit Apartment Building

Representative &/or support:

Mr. Dexter Burnom (3907 Hearne Avenue, Shreveport, LA) No slip filled out

There was no opposition present.

A motion was made by MRS. SMITH, seconded by DR. PENNYWELL to recommend that the City Council approve this application subject to compliance with the following stipulations:

1. Submit a revised site plan eliminating the required fence along the depth of the lot as requested, & instead showing the addition of a graduated fence separating the 2 lots to the rear of the building for the review & approval of the Executive Director
2. Provide written documentation from the City of S'port Dept of Water & Sewerage that the water & sewer facilities are adequate for residential use at this site prior to the issuance of any permits or Certificates of Occupancy.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, COLVIN, REMEDIES, YOUNG, NEWMAN, & DR PENNYWELL, & Mses. DESMARTEAU, COOPER, & SMITH. Nays: None. Absent: None.

CASE NO. C-9-16: ZONING REQUEST, SITE PLAN & USE APPROVAL

ASHE BROUSSARD WIENZETTLE ARCHITECTS

Andres & Sandra Querbes Trust et al

7000 blk Sand Beach Blvd (East & west sides of Sand Beach Blvd 950' south of E 70th Street)

B-1 & B-3 to R-3 with Site Plan & Use Approval

Nursing & Assisted Living Facility

Representative &/or support:

Mr. Kevin Broussard, Architect (301 Jackson Street, Alexandria, LA) No slip filled out

Speaking in opposition:

Mr. Kenneth Greenway (4731 Hazel Jones Road Suite A, Shreveport, LA)

- Concerned about impact on future development of a B-1 tract that he owns nearby; also concerned about additional traffic congestion.

Rebuttal: (Andy Querbes, Owner – 330 Marshall Street, Suite 200, Shreveport, LA)

- An earlier developed subdivision did not want a 4-lane road so with I-49 changing the distribution of traffic, there is congestion & Fern Avenue needs to be a 4-lane road. Sidewalks have been planned for walking traffic & there is a red light now to slow traffic down in the curve.

A motion was made by MR. COLVIN, seconded by MR. REMEDIES to recommend that the City Council approve this application subject to compliance with the following stipulations:

1. The approval of the closure & abandonment request for a portion of Sand Beach Blvd
2. The administrative approval of the re-plat, which includes the servitude of passage for the sidewalk
3. Submittal of the elevation drawings for the assisted living facility provided for the review & approval of the Executive Director prior to the issuance of any permits.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, COLVIN, REMEDIES, YOUNG, NEWMAN, & DR PENNYWELL, & Mses. DESMARTEAU, COOPER, & SMITH. Nays: None. Absent: None.

CASE NO. C-12-16: TEMPORARY USE

CHRIS COX

PDQ Southpark LLC

9074 Mansfield Rd (West side of Mansfield Road approx. 560' south of Jewella)

B-3

Temporary Use Approval for Plant Sales in an Open Air Market

Representative &/or support:

Mr. Chris Cox (211 Baganie Lane, Bullard, TX 75757)

There was no opposition present.

A motion was made by MR. ANDREWS, seconded by DR. PENNYWELL to approve this application with the stipulation that the temporary use approval be granted for the remainder of the applicant's contract (2016, 2017, & 2018) for a period of 90 days only, beginning on March 1 & ending on May 31st of each year & providing the applicant applies for & receives the required temporary Certificates of Occupancy issued by the Zoning Administrator.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, COLVIN, REMEDIES, YOUNG, NEWMAN, & DR PENNYWELL, & Mses. DESMARTEAU, COOPER, & SMITH. Nays: None. Absent: None.

CASE NO. P-1-16: ZONING REQUEST & SITE PLAN

MOHR & ASSOC INC

Barbara Bowman Carter & Daniel Bowman Testamentary Trusts

5706 N Market (North side of North Market 3040' east of Roy Road Extension)

R-A to B-3 with Site Plan Approval

Zaxby's Chicken Restaurant

Representative &/or support:

Andy Craig, Mohr & Assoc (1324 N Hearne, Suite 301, Shreveport, LA 71107)

There was no opposition present.

A motion was made by MR. COLVIN, seconded by MRS. SMITH to recommend that the Parish Commission approve this application subject to the provision of a revised site plan indicating:

1. The dimensions & elevations of the pylon sign at the entry
2. Resolution of all issues relating to the driveway to the satisfaction of LADOTD for review & approval by the Executive Director prior to the issuance of any permits.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, COLVIN, REMEDIES, YOUNG, NEWMAN, & DR PENNYWELL, & Mses. DESMARTEAU, COOPER, & SMITH. Nays: None. Absent: None.

END OF PUBLIC HEARING

OTHER BUSINESS

- ▶ Master Plan Implementation Report

Mr. Sweeney reported that we have been rotating the UDC draft & zoning maps exhibition for public comments. They have been at the Convention Center, in our lobby, & in various libraries in our City/Parish.

- ▶ Other Reports

We have recently hired 2 new entry-level planners. Lauren Witt will begin on February 16th, & Thomas McIntyre will start on March 23rd.

CHAIR / BOARD MEMBERS' COMMENTS

● **MR. COLVIN** said the Transportation Committee is not on the list of committees recently distributed by the Chair. He understands that the by-laws of the committee determine who serves, but suggested that he would like to replace Mr. Sweeney as the MPC Board's representative.

Mr. Sweeney said any Board Member is welcome to sit in on these committee meetings but the seats-at-the-table are determined by by-laws. He said his votes are guided by the MPC Board & that "he needs to be on that board."

CHAIRMAN YOUNG will look into the possibility of having an MPC Board Member representative sit on this committee.

MOTION #1:

A motion was made by MR. REMEDIES, seconded by MR. COLVIN to direct staff to begin work on amending the City & Parish ordinances to authorize the Executive Director to approve site plans within a 30-day period. This move will "level the playing field" to make Shreveport an easier place to do business. (NOTE: A SUBSTITUTE MOTION WAS ADOPTED BY A 6-3 VOTE – SEE PAGE 7)

(Discussion)

MR. REMEDIES we are losing projects. This is not intended to undermine the UDC work underway. We don't want to lose any more business between now & UDC implementation.

MS. DESMARTEAU & MRS. COOPER suggested that this matter be considered at a later date – after the entire Board has received information for review. Amending ordinances (all 26 sections involved) is premature & a waste of staff's time. We need more research done on the status of the UDC. This is a very complicated, political topic. We understand that this is geared to make Shreveport more competitive but we are the stewards of public money. We spent approximately \$2 million on the new Master Plan – 40% of which is the UDC – which cost \$450,000. Why not put our time & energy behind the UDC which the tax payers have already paid for. It would be irresponsible to have staff re-write 26 sections of the ordinances when it constitutes a band aid on a bigger problem.

MR. REMEDIES said if any member chooses to NOT support business in Shreveport, then they can vote "no".

MS. DESMARTEAU said she takes offense at that statement. Just because she doesn't support his motion doesn't mean that she doesn't want Shreveport to be a productive, viable city. She is a business owner in this city too.

MRS. COOPER said before we direct staff to begin the work of re-writing these ordinances, we should at least find out which developers did not move forward with development in Shreveport because of this interim situation. If we piecemeal this – we will undermine the UDC.

MRS. SMITH said while the Executive Committee may be familiar with this matter, the rest of the Board is not & she would like some documentation before she votes on anything.

Mr. Sweeney suggested that he make a presentation on this matter at the March 16th public meeting; that way everyone will be on the same page as far as the information we have available.

MR. REMEDIES said this motion is in response to feedback received from the public, elected officials, & developers. Our city loses out. We are "missing the boat here."

MRS. COOPER said she'd rather hear a presentation at the March meeting. She wants "evidence based data" of developers who have abandoned projects & moved to Bossier City. An upset phone call doesn't necessarily result in abandonment of a project. **MS. DESMARTEAU** agreed.

Mr. Sweeney suggested making a presentation in March, getting consensus from the Board, then bring the matter back in April for action.

MOTION #2 – SUBSTITUTE MOTION:

A motion was made by **MS. DESMARTEAU**, seconded by **MR. ANDREWS** to authorize the Executive Director to make a presentation on this matter to the full Board at the March 16, 2016 public meeting before we proceed with re-writing 26 sections of the City & Parish ordinances.

The motion was adopted by the following 6-3 vote: Ayes: Messrs. **ANDREWS, NEWMAN, & DR PENNYWELL**, & Meses. **DESMARTEAU, COOPER, & SMITH**. Nays: Messrs. **COLVIN, YOUNG, & REMEDIES**. Absent: None.

•Conferences

MR. COLVIN asked which Board Members will be attending the State & the National APA Conferences this year.

Mr. Sweeney said for the State Conference in Houma, LA, attending will be: Messrs. **NEWMAN, REMEDIES, YOUNG, & Mrs. COOPER**. Attending the National APA Conference: **Mr. REMEDIES & Ms. DESMARTEAU**.

MR. COLVIN said there are others on the Board who are interested in attending conferences. Is there any way that the MPC budget can support sending more Board Members (as he had asked at a previous meeting)?

Mr. Sweeney said he doesn't feel it is appropriate to break the budget in the beginning of the year. Our goal is to "educate – not to take people on trips." If there is money left in the budget toward the end of the year, we will have a retreat for the Board & staff.

•Executive Director's Contract

CHAIRMAN YOUNG said at the last meeting the Executive Committee was authorized to make amendments to Mr. Sweeney's employment contract. That work has not yet been completed but we can explain the amendments in progress if the Board would like to do that.

A motion was made by **MR. COLVIN**, seconded by **MRS. SMITH** to review & discuss changes to the Executive Director's contract at the March 16, 2016 public meeting. The contract is to be e-mailed to Board Members prior to the meeting.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. **ANDREWS, COLVIN, REMEDIES, YOUNG, NEWMAN, & DR PENNYWELL**, & Meses. **DESMARTEAU, COOPER, & SMITH**. Nays: None. Absent: None.

ADJOURN 4:30 p.m.

Alan Young, Chair

Nancy Cooper, Secretary